



CITY OF NATIONAL CITY

DRAFT 2023-2024 ACTION PLAN

Action Plan July 1, 2023 through June 30, 2024

U.S. Department of Housing & Urban Development
Community Development Block Grant and
HOME Investment Partnership Programs

Executive Summary

AP-05 EXECUTIVE SUMMARY – 24 CFR 91.200(C), 91.220(B)

1. Introduction

The 2023-2024 Annual Action Plan outlines strategies for meeting its identified housing and community development needs, developed through a citizen participation process and detailed in the five-year Consolidated Plan, including a needs assessment, market analysis, and identification of priority needs and long-term strategies. The Annual Action Plan implements the strategies and provides a basis for allocating CDBG and HOME Program funds. In addition, it identifies the goals and programming of funds for activities to be undertaken in the third year of the five-year Consolidated Plan.

The City of National City (City) receives Community Development Block Grant (CDBG) and Home Investment Partnership (HOME) program funds as a direct entitlement from the U. S. Department of Housing and Urban Development (HUD) Office of Community Planning and Development (CPD) for eligible programs, projects, and activities. The City will receive \$718,540 in CDBG funds and \$409,716 in HOME funds for the program year (Fiscal Year 2023-2024). In addition, the City will reprogram \$393,222 in HOME program income received. National City does not receive funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs.

The City's process for the development of the 2023-2024 Action Plan included coordinating with local non-profit service providers, other City departments, the Regional Task Force on the Homeless (RTFH; the regional Continuum of Care-designated Collaborative Applicant for HUD's CoC Program funding), non-profit housing developers, the County of San Diego, other CDBG and HOME entitlement jurisdictions in San Diego, and the public, to identify emerging trends and needs, and to seek information about services that are available to South Bay residents that address the priority needs of the Action Plan.

Public participation is an essential part of the development of the Annual Action Plan. All noticing for this process which sets forth the City's policies and procedures for citizen participation is described in the Citizen and Community Participation Plan per City Council Resolution 2020-84 and can be found at www.nationalcityca.gov/cdbg-home. In addition, the outreach for the Action Plan has been summarized in the Executive Summary and Citizen Participation sections of this Action Plan.

2. Summarize the objectives and outcomes identified in the Plan

The City has extensive housing and community development needs. CDBG and HOME funds alone are not enough to address the many needs identified during the public outreach process. Recognizing the national objectives of the CDBG and HOME programs and specific program regulations, the City intends to use CDBG and HOME funds to coordinate programs, services, and projects to create a decent and suitable living environment to benefit low and moderate-income households and those with special needs. The use of CDBG and HOME funds will focus on some of the most critical needs in National City, based on the following goals and priority needs:

Goal: Provide Decent and Affordable Housing

- *Priority: Conserve and Improve Existing Affordable Housing*
 - Assistance to aid in the rehabilitation of single-family and multi-family housing units.
 - Acquisition, with or without rehabilitation, of multi-family projects.
 - Conservation of affordable housing at risk of converting to market-rate housing.
- *Priority: Provide Homeownership Assistance*
 - Assistance to low-moderate income households to achieve homeownership
 - Assistance to developers for the acquisition and resale of housing units to low-moderate income homebuyers.
- *Priority: Assistance in the Development of Affordable Housing*
 - Assistance to developers in the development of affordable housing, including acquisition, land assemblage, construction, conversion, purchase of affordability, covenants, or other mechanisms.

Goal: Provide Community Facilities and Infrastructure

- *Priority: Provide for Community Facilities and Infrastructure*
 - Provide for new and improved existing community facilities and infrastructure. These may include but are not limited to parks and recreation facilities, fire equipment; facilities prioritized on the City's ADA Transition Plan; community facilities, public streets, sidewalks, curbs, and rights-of-way.
 - Repayment of Fire Station 34 Section 108 Loan. When determined to be warranted, assess the need for and (when determined to be warranted) pursue section 108 loans for large-scale public improvement and revitalization projects.

Goal: Provide Community and Supportive Services

- *Priority: Provide Community and Supportive Services*
 - Provide for a variety of community and supportive services, with special emphasis on crime awareness and prevention programs such as code enforcement, services for the homeless, seniors, at-risk youth, the disability, and other persons with special needs.

Goal: Support Initiatives that Reduce Homelessness

- *Priority: Support Initiatives that Reduce Homelessness*
 - Tenant-based rental assistance that targets families that are homeless or housing insecure and families experiencing domestic violence.
 - Participate in the San Diego County Regional Task Force on the Homeless (RTFH) and South Bay Homeless Alliance to assess needs and coordinate efforts to address needs.

Goal: Promote Equal Housing Opportunity

- *Priority: Promote Equal Housing Opportunity*
 - Promote fair housing services provided by the city fair housing services provider.
 - Comply with fair housing planning requirements (as identified in the Analysis of Impediments to Fair Housing Choice).

Goal: Planning and Administration

- *Priority: Planning and Administration*
 - Invest in the planning and administration of the CDBG and HOME programs.

3. Evaluation of Past Performance

Each program year of the Consolidated Plan period, the City must submit to HUD a Consolidated Annual Performance and Review Report (CAPER) with detailed information on progress toward the priorities, goals, and objectives outlined in the Consolidated Plan. In addition, HUD conducts an annual program assessment and provides feedback on the City's use of CDBG and HOME funds. HUD has determined that the City's programs' overall performance was satisfactory. Previous year's CAPERs can be found at: www.nationalcityca.gov/cdbg-home or by contacting the CDBG and HOME Program Administer at 619-336-4254.

The City has consistently complied with the CDBG regulation regarding timeliness. 24 CFR 570.902 (a) states a grantee may not have more than 1.5 times the entitlement grant amount for the current year remaining undisbursed from the US Treasury 60 days before the end of the grantee's current program year.

4. Summary of Citizen Participation Process and Consultation Process *(In Progress)*

Summary from citizen participation section of the plan.

Citizen participation is one of the most important components of the Consolidated Plan and Action Plan process. To solicit public input during the development of the Annual Action Plan, the City has so far reviewed the application process and Notice of Funding Availability process at a City Council meeting and conducted a public hearing.

Prior years' Annual Action Plan participation processes have been affected by the novel coronavirus (COVID-19). To protect public health the City followed the California Department of Public Health's guidance and has coordinated with the County of San Diego Health Human Services Agency to take measures to monitor and reduce the spread of the COVID-19. The City had canceled non-essential gatherings, especially those where a recommended six-foot social distance radius could not be maintained. On March 17, 2020, Executive Order N-29-20 authorized local legislative bodies to hold public meetings via teleconferencing and make public meetings accessible telephonically or otherwise electronically to all public members. Executive Order N-29-20 expended into 2021. Executive Order N-08-21, issued June 11, 2021, waived all physical presence required under the Ralph M. Brown Act to limit the spread of COVID-19.

On September 16, 2021, California Governor Newsome signed Assembly Bill 361, which extends the authority of public agencies to conduct meetings by teleconference, including video conference, while the State of Emergency resulting from the COVID-19 pandemic and accompanying recommendations for social distancing remain in place. The new authorization, which largely extends the provisions of the Governor's Executive Order N-29-20 (signed March 17, 2020) and Executive Order N-35-20 (signed March 21, 2020), is effective until January 1, 2024.

The City Council of National City signed a Resolution as required by AB361, which would allow City Council, and the City Boards, Commissions, and Committees to continue teleconference meetings via Zoom past September 30, 2021, the expiration date of the Governors Executive Order N-08-21 in order to ensure the health and safety of City staff and the public.

On February 28th, 2023, the County of San Diego ended the local health emergency declaration, matching the end of the state's declarations. However, it is recognized that the

pandemic is still ongoing and response to the pandemic will continue, including testing, tracing, treatment, vaccinations, and public engagement. COVID-19 data will continue to be published weekly.

Notice of Funding: In November, the City Council was notified of the Action Plan development. The City Council reviewed funding and goals from the Consolidated Plan for the upcoming program year. Applications were made available to eligible programs and projects that could meet CDBG and HOME program objectives and CDBG City guidelines posted online and available at City offices. On February 14, 2023, a “Notice of Funding Availability” was released.

Service Provider Outreach: The 2023-2024 Annual Action Plan Community Needs Survey was sent to the stakeholders on March 1, 2023, to solicit input on addressing the community needs and how they can be improved.

Public Hearings: One public hearing completed on March 21, 2023. One scheduled for May 2, 2023.

Public Meetings: TBD

Public Review of Draft Documents: A Draft Action Plan was made available on the City’s website.

5. Summary of Public Comments

TBD

6. Summary of comments or views not accepted and the reasons for not accepting them.

TBD

7. Summary

The City of National City has undertaken diligent and good faith efforts to reach all community segments that may benefit from the CDBG and HOME programs. It has identified projects and activities consistent with the priority needs identified in the Consolidated Plan. In addition, as discussed, the City offered additional modes of public outreach efforts to protect public health and slow the transmission rate of COVID-19.

PR-05 LEAD & RESPONSIBLE AGENCIES – 91.200(B)

Agency/entity responsible for preparing the Consolidated Plan and those responsible for Administering each grant program and funding source.

Table 1- Responsible Agencies

Agency Role	Name	Department/Agency
CDBG Program Administrator	City of National City	National City Housing Authority
HOME Program Administrator	City of National City	National City Housing Authority

Narrative (Optional)

The City has established the Housing Authority as the primary entity responsible for administering the City's HUD federal grant programs (CDBG and HOME). The Department coordinates the planning process, works closely with agencies and non-profit organizations on planning and implementation, manages the CDBG and HOME and resources to assure that HUD requirements are met, evaluates project progress, and reports on performance to the City Council and HUD. In addition, a wide range of local housing and service providers partner with the City to conduct activities identified in the Annual Action Plan.

Consolidated Plan Public Contact Information

For matters concerning the City of National City's CDBG and HOME programs, please contact Angelita Palma, Housing Programs Manager, City of National City, Housing Authority, MLK Jr. Community Center, 140 E. 12th Street Suite B, National City, CA 91950, or by telephone at (619) 336-4219.

AP-10 CONSULTATION – 91.100, 91.200(B), 91.215(I)

Introduction

The City's process for the development of the 2023-2024 Action Plan included coordinating with local non-profit service providers, City Departments, non-profit housing developers, adjacent governmental agencies, and the public to help identify emerging trends and needs and to seek information about services available to National City residents that address the priority needs of the Action Plan. Diligent and good faith efforts were undertaken to engage all community segments.

In November, the City Council was notified of the Action Plan development. The City Council reviewed funding and goals from the Consolidated Plan for the upcoming program year. Applications were made available to eligible programs and projects that could meet CDBG and HOME program objectives and CDBG City guidelines posted online and available at City offices. On February 14, 2023, a "Notice of Funding Availability" was made to City departments and sponsored non-profit agencies.

Throughout 2022-2023, the City consulted with housing developers for potential development opportunities (including affordable housing opportunities). The City also met with representatives from other CDBG and HOME entitlement jurisdictions, the County of San Diego, the South Region Homelessness Work Group, Caltrans and the San Diego Regional Alliance for Fair Housing (SDRAFFH) to share resources and identify and address common issues.

As part of the Action Plan development, the City conducted outreach to non-profit agencies, affordable housing providers, the Regional Task Force on the Homeless, the South Region Homelessness Work Group, Caltrans and government agencies. The outreach program has been summarized in the Executive Summary and Citizen Participation sections.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health, and service agencies (91.215(I)).

The City compiled an outreach list of various agencies and organizations, including:

- Non-profit service providers cater to low – and moderate-income households and persons with special needs, including persons with disabilities.

- Housing professionals
- Public agencies.
- Economic development and employment organizations; and
- Community and neighborhood groups.

The complete outreach list is included in Appendix “A.” The Notice of Funding Availability and the City’s CDBG Program Guidelines were made available via the City website, email, and City offices. Comments on the development of the Action Plan were requested. Notices of the public hearing were made available in English, Spanish, and Tagalog, and other activities were placed on the City’s website, posted at City Hall, emailed to the interest list, and published in a local newspaper. The notice also included the contact information for staff available to answer questions.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The outreach list includes homeless services agencies in the San Diego County Regional Continuum of Care Council (RCCC), the Regional Task Force on Homelessness, and the South Region Homelessness Work Group. In addition, all agencies have been consulted to provide information on homelessness and available resources and coordinate efforts with the city to provide services.

Describe consultation with the Continuum(s) of care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding and policies and procedures for the operation and administration of HMIS.

Not Applicable. The City’s HUD allocation for entitlement grants currently does not include Emergency Solutions Grants (ESG) program Funds.

2. Describe Agencies, groups, organizations, and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies, and other entities

Ongoing

Describe other local/regional/state/federal planning efforts considered when preparing the Plan.

Table 3 – Other Local/Regional/Federal Planning Efforts

Describe other local/regional/state/federal planning efforts considered when preparing the Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
San Diego Regional Analysis of Impediments to Fair Housing (AI) 2020-2024	San Diego Regional Alliance for Fair Housing	Aligns with the strategic plan goal to affirmatively further housing choice, the AI details the city and the Region’s impediments.
Continuum of Care	San Diego County Regional Task Force on the Homeless	Through outreach, the city has identified homelessness and homelessness prevention services as a

		priority for the CDBG program. These services will complete the Continuum of Care Strategy.
South Region Homelessness Work Group	City of National City	This Work Group collaborates with various National City departments, the City of Chula Vista, Psychiatric Emergency Response Team Clinicians, The Alpha Project, McAlister Institute, Caltrans, and the County of San Diego Health and Human Services Administration. The agencies discuss homelessness needs and find solutions to issues facing South Region's homeless population.
General Plan	City of National City	Aligns with the strategic plan goal of improving the quality of life for National City residents, including low – and moderate – low-income households/persons; the General Plan addresses a wide range of issues that affect National City, such as the physical development of the city's economic and social concerns that can affect the overall quality of life. A Focused General Plan update is underway with a projected final approval date of June 2023
Housing Element	City of National City	The Housing Element provides various housing options for all income groups, especially for lower – and moderate-income households. The Consolidated Plan housing goals and objectives are consistent with the 2021-2029 Housing Element.

Narrative (optional):

Refer to Appendix A for a complete outreach list, proof of all publications, and public hearing minutes.

AP-12 PARTICIPATION – 91.105, 91.200(C)

1. Summary of citizen participation process/Efforts to broaden citizen participation. Summarize the citizen participation process and how it impacted goal setting

Ongoing

Expected Resources

AP-15 EXPECTED RESOURCES – 91.220(C) (1,2) (PROPOSED)

Introduction

Annual entitlement allocation: The City received \$718,540 in CDBG funds and \$409,716 in HOME funds for the program year (The fiscal Year 2023-2024). National City does not receive funding under the Emergency Solutions Grant (ESG) or Housing Opportunities for Persons with AIDS (HOPWA) programs.

Program Income: The City does not anticipate a steady stream of program income over the Five-Year Consolidated Plan course. During the past five years, the CDBG program income has varied widely, from \$0 in one year to over \$25,000 in another, while the HOME program income has varied from \$60,000 in one year to over \$151,967 in another. For the program year 2023-2024, the City will reprogram \$393,222 in HOME program income. Program income received is from the repayment of prior rehabilitation, and City Council authorized first-Time Homebuyer loans. Therefore, taking a conservative approach, the City anticipates no additional program income in the HOME or CDBG programs for 2023-2024.

The following table summarizes the anticipated resources available over the Consolidated Plan period. Anticipated Resources

Table 1 – Expected Resources – Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	718,540	0	0	718,540	831,529	The amount of funds available over the planning period. The 2023-2024 CDBG entitlement fund increased by 1.20% (\$8,497).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 3				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab multi-family rental new construction multi-family rental rehab New construction for ownership TBRA	409,716	393,222	0	802,938	384,390	The amount of funds available over the planning period. The 2023-2024 HOME entitlement fund increased by 2.25% (\$9,035).

Explain how federal funds will leverage those additional resources (private, state, and local funds), including a description of how matching requirements will be satisfied

The needs in National City far exceed the available funding from the CDBG and HOME programs. Therefore, most activities to be pursued by the City with CDBG and HOME funds will be leveraged with a variety of funding sources, including grants from State, Federal, and local governments; private foundations; capital development funds; general funds; private donations of funds or services; and other various funding sources.

Federal match requirements apply to the City's HOME funds. The HOME program requires that the city provide a 25 percent match with non-federal dollars for every HOME dollar spent. According to the HOME Program guidelines, no more than 25 percent of the City's match liability for any year can be met through loans to housing projects, but amounts over that may be banked as a match credit for future years. In addition, section 92.222 of the HOME regulations provides that HUD may grant a match reduction to local participating jurisdictions in fiscal distress (50 percent match reduction) and severe fiscal distress (100 percent match reduction), for which the finding is made and the subsequent fiscal year. The most recent HUD Match Reduction listing for the program year 2023-2024 indicates a 100% match reduction for National City.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The Housing Authority of the City of National City owns several vacant lots that may be considered for rental and homeownership housing opportunities for low- and moderate-income households. In addition, The Successor Agency of the City of National City has included several parcels in a Long-Range Property Management Plan. It plans to transfer to the city for future development to accommodate commercial establishments that promote economic development and housing.

Discussion

See discussions above.

Annual Goals and Objectives

AP-20 ANNUAL GOALS AND OBJECTIVES (PROPOSED)

Goals and Summary Information

Table – 2 Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent and Affordable Housing	2020	2024	Affordable Housing	AREA-WIDE	Conserve and Improve Existing Affordable Housing, Provide Homeownership Assistance, and Assist in the Development of Affordable Housing	HOME: \$322,044	
2	Promote Equal Housing Opportunity	2020	2024	Fair Housing	AREA-WIDE	Promote Equal Housing Opportunity	CDBG: \$40,000	200 Other (Households Assisted)
3	Support Initiatives that Reduce Homelessness	2020	2024	Homeless	AREA-WIDE	Support Initiatives the Reduce Homelessness	HOME: \$400,600	Support 7 low-income households
4	Provide Community Facilities & Infrastructure	2020	2024	Non-Housing Community Development	AREA-WIDE	Provide for Community Facilities & Infrastructure	CDBG: \$613,470	
5	Planning & Administration	2020	2024	Planning & Administration	AREA-WIDE	Planning and Administration	CDBG: \$65,070 HOME: \$80,294	

Goal Descriptions

1	Goal Name	Provide Decent and Affordable Housing
	Goal Description	Conserve and improve existing affordable housing; provide homeownership assistance, and assist in developing affordable housing.
2	Goal Name	Promote Equal Housing Opportunity
	Goal Description	Promote fair housing services and comply with fair housing planning requirements.
3	Goal Name	Support Initiatives that Reduce Homelessness
	Goal Description	Provide rental assistance through a tenant-based rental assistance program and support service solutions.
4	Goal Name	Provide Community Facilities & Infrastructure
	Goal Description	Invest in the critical public infrastructure needs with the City's Section 108 loan repayment.
5	Goal Name	Planning & Administration
	Goal Description	Invest in the planning and administration of the CDBG and HOME programs.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b)

This program year, the HOME entitlement funds have been set-aside for a CHDO activity and future affordable housing. Tenant Based Rental Assistance will assist 7 households during the next two years. A vacant Housing Authority lot is being considered for rental and homeownership housing opportunities for low- and moderate-income households. The project is still in the planning phase and is expected to create five to ten affordable housing units. The project will likely go out for RFP over the next year.

Projects

AP-35 PROJECTS – 91.220(D) (PROPOSED)

Introduction

The 2023-2024 Action Plan implements the fourth year of the Program Year 2020 - 2024 Five-Year Consolidated Plan. It addresses HUD consolidated planning requirements for the Community Development Block Grant (CDBG) and HOME Investment Partnership Act (HOME) programs for the City of National City. This plan outlines the action steps the City of National City will use to address housing and community development needs. The plan includes listing activities the City will undertake during FY 2023-2024 (July 1, 2023, through June 30, 2024) that utilize CDBG and HOME funds.

Projects

Table 3 – Project Information

#	Project Name
1	Fire Station 34 Section 108 Loan Payment
2	CDBG Program Administration
3	Fair Housing and Tenant-Landlord Services
4	Affordable Housing Activities Set-Aside
5	CHDO Set-Aside
6	HOME Program Administration

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Priority needs to be established in the 2020 - 2024 Five-Year Consolidated Plan, which forms the basis for establishing objectives and outcomes in the 2023-2024 Action Plan, are as follows:

- Provide homeownership assistance.
- Conserve and improve existing affordable housing.
- Promote equal housing opportunity.
- Support initiatives that reduce homelessness.
- Provide community facilities and infrastructure to foster a suitable living environment.
- Provide community and supportive services to foster a suitable living environment; and planning and administration.

The major obstacle to addressing the underserved needs is the lack of adequate funding, especially for public service and affordable housing activities. Since the dissolution of redevelopment in California and large fluctuations in State and Federal funding levels, the City's ability to address the extensive needs in the community is seriously limited. In addition, the COVID-19 pandemic has increased the demand for public and community services while straining existing financial resources.

Project Summary Information

1.	Project Name	Fire Station 34 Section 108 Loan Payment
	Target Area	Citywide
	Goal Supported	Provide for Community Facilities & Infrastructure
	Needs Addressed	Provide for Community Facilities & Infrastructure

	Funding	\$613,470
	Description	Repayment of the Section 108 Loan for 2023-2024.
	Target Date	06/30/2024
	Estimated the number and types of families that will benefit from the proposed activities	Not applicable. Accomplishments have already been reported in a prior year's activity.
	Location Description	Fire Station 34, 343 East 16th Street, National City, CA 91950 (facility site) and citywide benefit.
	Planned Activities	Repayment of the Section 108 Loan and interest.
2.	Project Name	CDBG Program Administration
	Target Area	Citywide
	Goal Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	\$65,070
	Description	Administration of the Community Development Block Grant. Planning and administration activities include program management and delivery, monitoring, and reporting.
	Target Date	06/30/2024
	Estimated the number and types of families that will benefit from the proposed activities	Not applicable. Outcomes are not reported.
	Location Description	City of National City MLK Jr. Community Center, 140 E. 12 th Street, National City, CA 91950 (office location)
3.	Planned Activities	The City will undertake a number of planning and administration activities, including program delivery, monitoring, and reporting.
	Project Name	Fair Housing and Tenant-Landlord Services
	Target Area	Citywide
	Goal Supported	Promote Equal Housing Opportunity
	Needs Addressed	Promote Equal Housing Opportunity
	Funding	\$40,000
	Description	Program affirmatively furthers fair housing, responds to the findings of the Analysis of Impediments, and provides fair housing services.
	Target Date	6/30/2024
	Estimated the number and types of families that will benefit from the proposed activities	200 low- and moderate-income households
	Location Description	CSA San Diego County (CSA), 131 Avocado Avenue, El Cajon, CA 92020 (office location). Citywide benefits and workshops will be held throughout the city. In addition, CSA will attend community events and meet with clients within the city limits.

	Planned Activities	CSA's proposed program will include providing fair housing and landlord tenant outreach and education, counseling and mediating housing disputes. The proposed project will also include dissemination of literature and materials, workshops, presentations and attending local events to reach the community to provide assistance. CSA will also provide technical assistance to National City to develop and maintain regional resources and utilize best practices.
4.	Project Name	Affordable Housing Activities Set-Aside
	Target Area	Citywide
	Goal Supported	Support Initiatives that Reduce Homelessness
	Needs Addressed	Support Initiatives that Reduce Homelessness
	Funding	\$ 260,587
	Description	HOME entitlement allocation and program income has been set for the acquisition, rehab, and new construction for rent or sale of housing to low-income families.
	Target Date	6/30/2027
	Estimated the number and types of families that will benefit from the proposed activities	Undetermined
	Location Description	The project location is undetermined. However, the housing unit(s) will be within the boundaries of National City.
5.	Planned Activities	HOME entitlement allocation has been set for the acquisition, rehab, and new construction for rent or sale of housing to low-income families.
	Project Name	CHDO Set-Aside
	Target Area	Citywide
	Goal Supported	Provide Decent and Affordable Housing
	Needs Addressed	Assist in the Development of Affordable Housing
	Funding	\$ 61,457
	Description	CHDO Set-Aside 15% of HOME entitlement allocation for 2023-2024
	Target Date	6/30/2024
	Estimated the number and types of families that will benefit from the proposed activities	Undetermined
	Location Description	The project location is undetermined. However, the housing unit(s) will be within the boundaries of National City.
	Planned Activities	15% of the HOME entitlement allocation has been set for a Community Housing Development Organization for the acquisition, rehab, and new construction for rent or sale of housing to low-income households.

6.	Project Name	HOME Program Administration
	Target Area	Citywide
	Goal Supported	Planning and Administration
	Needs Addressed	Planning and Administration
	Funding	\$ 80,294
	Description	Administration of the HOME Program. Planning and administration activities include program management and delivery, monitoring, and reporting.
	Target Date	6/30/2024
	Estimated the number and types of families that will benefit from the proposed activities	Not applicable. Outcomes are not reported
	Location Description	City of National City MLK Jr. Community Center, 140 E. 12 th Street, National City, CA 91950 (office location)
7.	Planned Activities	The City will undertake a number of planning and administration activities, monitoring, and reporting for the HOME Program.
	Project Name	Tenant Based Rental Assistance (TBRA)
	Target Area	Citywide
	Goal Supported	Support Initiatives that Reduce Homelessness
	Needs Addressed	Support Initiatives that Reduce Homelessness
	Funding	\$ 400,600
	Description	This program will provide short term rent and deposit assistance, intensive case management and supportive services to assist them to attain safe, stable housing and economic self-sufficiency.
	Target Date	6/30/2025
	Estimated the number and types of families that will benefit from the proposed activities	7 unduplicated low-income families/households
	Location Description	SBCS, 430 F St, Chula Vista, CA 91910
	Planned Activities	The Program will target homeless or housing insecure families, COVID-19 loss of housing, and those families experiencing domestic violence with a combination of rental assistance and intensive case management.

AP-50 GEOGRAPHIC DISTRIBUTION – 91.220(F)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City has not established specific target areas to focus the investment of CDBG funds. Regarding the geographic distribution of investments, infrastructure improvements and public facilities will focus on areas with low and moderate-income populations. Appendix “B” contains a map and a list of block groups illustrating the low and moderate-income areas in the city

(defined as block groups where at least 51 percent of the population with incomes not exceeding 80 percent of the Area's Median Income). It should be noted that 83% of the National City population earns under 80% of the AMI, according to the Demographic and Socio-Economic Estimates produced by the San Diego Association of Government (SANDAG) for 2020. Public facilities and services will be invested throughout the city to serve special needs populations, primarily low- and moderate-income persons. In addition, housing assistance will be available to income-qualified households citywide.

Geographic Distribution

Table 4 – Geographic Distribution

Target Area	Percentage of Funds
AREA-WIDE	100

Rationale for the priorities for allocating investments geographically

Most of the City of National City qualifies as a low and moderate-income area. Therefore, given the extensive needs in the community, the City has not targeted any specific neighborhood for the investment of CDBG and HOME funds. Instead, projects are evaluated case by case based on emergency needs, cost-effectiveness, feasibility, and availability of other funding to address the needs or leverage federal funds.

Discussion

See discussions above.

Affordable Housing

AP-55 AFFORDABLE HOUSING – 91.220(G)

Introduction

The City plans to utilize HOME funds to support its authorized housing activities. This program year, the HOME entitlement funds have been planned for Tenant-Based Rental Assistance and set-aside for a CHDO activity and future affordable housing.

Table 6 – One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households to be Supported	
Homeless	7
Non-Homeless	0
Special-Needs	0
Total	0

Table 7 - One Year Goals for Affordable Housing by Support Type

One Year Goals for the Number of Households Supported Through	
Rental Assistance	7
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	0
Total	0

Discussion

The TBRA program will support homeless or housing insecure households with tenant based rental assistance and intensive case management. A vacant Housing Authority lot is being considered for rental and homeownership housing opportunities for low- and moderate-income households with the funds set-aside for a CHDO and for future housing development.

In 2023-2024 the Kimball Highland Master Plan will continue construction on 145 intergenerational apartment homes for persons that are 20-70% AMI. Housing Authority entered into a Disposition and Development Agreement for Kimball Highland for 65 years. Additionally, the Housing Authority awarded \$10 million in total funds for all capital requests for new construction, acquisition with rehabilitation, or rehabilitation of affordable housing serving families/households earning up to 60% of the Area Median Income (AMI) for rental projects.

AP-60 PUBLIC HOUSING – 91.220(H)

Introduction

No public housing is located in the City of National City.

Actions are planned during the next year to address the need for public housing.

The Housing Authority of the City of National City addressed the need for public housing.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.

Not applicable to the City of National City.

Discussion

See discussion above.

AP-65 HOMELESS AND OTHER SPECIAL NEEDS ACTIVITIES – 91.220(I)

Introduction

Supportive services for households experiencing domestic violence, homeless, housing insecure, and those persons with special needs (e.g. elderly, persons with disabilities, persons with alcohol or other drug addiction, persons with HIV/AIDS and their families, and public housing residents) were identified as a priority needs in the 2020-2024 Consolidated Plan. To address the Consolidated Plan priorities identified, the City has partnered with various agencies to provide a combination of rental assistance, intensive case management, and supportive services to assist.

Describe the jurisdiction's one-year goals and actions for reducing and ending homelessness, including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

National City participates in the Regional Continuum of Care Council (RCCC), comprising 18 cities and the County of San Diego, non-profit service providers, and stakeholders. The RCCC coordinates and oversees the application process and vet programs to address homelessness issues in the Region. The RCCC also oversees the collection of regional homeless data (through a contract with the Regional Task Force on the Homeless, which serves as a clearinghouse for regional information on homeless data and resources), identifies gaps in

services, and leads strategic planning initiatives to move people from homelessness to permanent housing. The City will continue to attend meetings and work with the RCCC as staffing and resources allow us to support services and apply for funding to address (and end) homelessness in our Region.

The City of National City participates in the South Region Homelessness Work Group. This Work Group is a collaborative partnership with the City of Chula Vista, Psychiatric Emergency Response Team clinicians, Alpha Project, McAlister Institute, the County of San Diego Health and Human Services Administration, SBCS, and various other service providers. The agencies discuss homelessness needs and find solutions to issues facing South Region's homeless population. Funding for the South Bay Homelessness Work Group has been obtained from various sources, including the US Department of Housing and Urban Development and the State's Homeless Emergency Assistance Program (HEAP).

Additionally, City departments, the four full-time caseworkers designated for National City, and Caltrans meet monthly to discuss how we can better serve the homeless population, what issues need to be address, and what resources are available to include grant opportunities.

National City has applied for Public Local Housing Authority (PLHA) which will provide an ongoing funding source that can be paired with other one-time State and Federal funding sources. The City of National City is projected to receive \$2,359,146 over the next five years. Funding will be used for emergency rental assistance, to assist households impacted by COVID-19, which are currently experiencing homelessness, or at risk of becoming homeless, case management, homeless prevention and case management.

Addressing the emergency shelter and transitional housing needs of homeless persons

Emergency shelters often provide accommodation for a few days up to three months. Transitional housing provides shelter for an extended period (as long as 18 months). Generally, it includes integration with other social services and counseling programs that help people attain a permanent income and housing.

Currently, no agencies provide emergency shelters or transitional housing in National City. The City is working with the San Diego Rescue Mission (SDRM) to open up an emergency shelter. The SDRM has purchased the South Bay Community Church and property near Euclid Avenue and 24th Street to provide a low barrier shelter consisting of 160 beds. The SDRM will have a shelter for men, women, and families. It will be considered a "complete shelter" with showers, meals, and case management. The goal is for homeless people to stay 30 days in a shelter. The SDRM will be ideal for someone receiving case management and looking to move into a transitional shelter. The McAlister Institute and Alpha Project will be working in partnership with the SDRM. The project has been delayed as SDRM is seeking non-government grant funding sources, but the City is still working in partnership with SDRM.

There is a domestic violence shelter for women and children located in the city. Most of the homeless shelters and services in the South Bay are in Chula Vista. The City in partnership with the City of Chula Vista has applied for funding to expand services and shelters for homeless persons. Over the past several years, these shelters have increased capacity, allowing them to support more people as they gather more funding for their expansion.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

As mentioned, National City participates in the RCCC and the County's efforts to end chronic homelessness. The RCCC coordinates services and funding for the homeless to move people from homelessness to permanent housing. Chronically homeless persons require rehabilitation services, employment training and placement, health services, and case management to move from homelessness to transitional and supportive/permanent housing. The Continuum of Care Strategy coordinated by the RCCC offers a full range of services and facilities. The City supports the RCCC's strategy for constructing housing facilities that help transition chronically homeless persons to a stable housing situation and receive supportive services to improve their employment skills.

As previously discussed, the City participates in the South Region Homelessness Work Group. The City utilizes and four fulltime designated homeless case workers through the McAlister Institute and the Alpha Project. Through programs and various partnerships, City staff, the Alpha Project, McAlister Institute, Caltrans, SBCS, and other local service providers, assist National City homeless individuals and families with emergency housing (motel vouchers) and facilitate access for homeless individuals and families to affordable housing units. The TBRA program targets homeless or housing insecure families, and families experiencing domestic violence with a combination of rental assistance, intensive case management, and supportive services to assist them in attaining safe, stable housing and economic self-sufficiency.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care, and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The County and its 18 incorporated cities have committed to defeating chronic homelessness. In September of 2006, the Plan to End Chronic Homelessness in the San Diego Region (PTECH) was adopted by the City of San Diego, followed by the County and many cities in the region, including the City of National City. Implementation of the Plan began in 2007, and several committees were formed with the United Way as the convener. The PTECH comprises five main goals: Housing First (permanent supportive housing), Housing Plus (wrap-around services and support), Prevention, Enhanced Data Collection, and Securing Mainstream Resources. One of the key strategies for homeless prevention is employment development. The goal is to enhance a person's ability to obtain and keep a job and make an adequate income to be self-sufficient. These resources are described in detail under workforce training initiatives in the Consolidated Plan Section MA-45 Non-Housing Community Development Assets. The city also works to expand and conserve its affordable housing inventory, especially affordable rental housing that benefits the extremely low and low-income households most at risk of becoming homeless.

In addition, in collaboration with the RCCC, the County of San Diego maintains Discharge Coordination Policies for the systems of care it administers, such as discharge from the Corrections System, the Foster Care system, and the Mental Health systems. The city supports the County's joint planning efforts, the RCCC, and the PTECH to advocate for the development of consistent policy implementation by hospital administrators for best practices such as recuperative care and co-location of health services near affordable housing developments. For 2023-2024, the City plans to set-aside HOME funds to assist with affordable housing projects.

Discussion

County of San Diego Health and Human Services Agency (HHSA) works closely with the City to ensure medical care is provided to the homeless population living in the city. In addition, the City has contracted with the Alpha Project, the McAlister Institute, and SBCS to assist National City homeless individuals and families with emergency housing, motel vouchers, and case management. All of the agencies have caseworkers that navigate the city, assessing individual needs and providing assistance. Additionally, PATH and Community through Hope will continue to perform services, but are not contracted with the City.

In previous years, the City of National City and the City of Chula Vista were joint recipients of the Homeless Emergency Aid Programming (HEAP) Grant and contracted with the Alpha Project to provide a Homeless Emergency Assistance Program. If the opportunity presents, the Alpha Project will apply directly for HEAP funding. If awarded, the City will match funds for the program up to \$60,000. These funds will cover outreach, case management, and housing navigation. Alpha Project would designate two caseworkers for National City to work closely with the McAlister Institute, and other staff to ensure homeless individuals and families are assisted.

AP-75 BARRIERS TO AFFORDABLE HOUSING – 91.220(J)

Introduction

The City of National City works to remove barriers to affordable housing and the financial impact of efforts to protect public health and safety by reducing costs or providing off-setting financial incentives to assist in producing safe, high-quality, affordable housing.

Actions planned to remove or lessen the negative effects of public policies that serve as barriers to affordable housing such, has land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.

For FY 2023-2024, the City plans to allocate approximately \$260,587 in HOME funds to an affordable housing set-aside project and \$61,457 a CHDO set aside for future development. These programs assist the city with meeting the goals and objectives adopted in the Five-Year Consolidated Plan. Furthermore, the city's Housing Element which identifies several steps for the city to facilitate affordable housing development. The current Goals of the Housing Element include:

Goals:

- Goal 1: Encourage the development of a diverse housing stock that can meet the needs of National City residents of all ages, abilities, and incomes.
- Goal 2: Encourage and facilitate the construction of new housing consistent with the City's RHNA allocation.
- Goal 3: Conserve the affordability of the existing housing stock and pursue strategies to address displacement.
- Goal 4: Enhance the quality of National City's existing neighborhoods.
- Goal 5: Promote and implement fair housing practices and equal access to housing opportunities for all income levels.
- Goal 6: Support programs for housing vulnerable and special needs populations.
- Goal 7: Promote an economically viable, environmentally conscious, and socially equitable land use and development pattern.

Discussion

To assist seniors, the disabled, and those at risk of homelessness, Housing Authority entered into a Disposition and Development Agreement for Kimball Highlands Project for 65 years to assist people between 20-70% AMI. The Kimball Highlands Project will provide housing for seniors and families, a federally qualified health center, PACE (Program of All-inclusive Care for the Elderly) in a transit-oriented senior village close to a senior nutrition center, shopping, cultural institutions, and a beautifully refurbished public park that connects by bikeway to the San Diego Bay.

AP-85 OTHER ACTIONS – 91.220(K)

Introduction

Priority Needs to be established in the 2020-2024 Five-Year Consolidated Plan, which forms the basis for establishing objectives and outcomes in the 2022-2023 Action Plan, are as follows:

- Provide homeownership assistance.
- Assist in the development of affordable housing.
- Promote equal housing opportunity.
- Support Initiatives that reduce homelessness.
- Provide community facilities and infrastructure to foster a suitable living environment.
- Provide community and supportive services to foster a suitable living environment; and
- Planning and administration.

Actions planned to address obstacles to meeting underserved needs.

The major obstacle to addressing the underserved needs is the lack of adequate funding, especially affordable housing. Since the dissolution of redevelopment in California and large fluctuations in State and Federal funding levels, the City's ability to address the community's extensive needs is seriously limited. In addition, the COVID-19 pandemic has increased the demand for public and community services while straining existing financial resources.

The City updated its Housing Element in 2021, which addresses these issues. The current Housing Element includes a commitment to pursue State, Federal, and other funding opportunities to increase the supply of safe, decent, affordable housing in National City for lower-income households (including extremely low-income households), such as seniors, disabled, the homeless, and those at risk of homelessness. In addition, leveraging available funds will continue to the greatest extent possible.

Actions planned to foster and maintain affordable housing.

The City of National City works to remove barriers to affordable housing and the financial impact of efforts to protect public health and safety by reducing costs or providing off-setting financial incentives to assist in producing safe, high-quality, affordable housing. For 2023-2024, the City's plans for funds have been set aside for a CHDO activity and future affordable housing. In year four of the consolidated plan, a vacant Housing Authority lot is being considered for rental and homeownership housing opportunities for low- and moderate-income households. The project is still in the planning phase and is expected to create five to ten affordable housing units. The project will likely go out for RFP over the next year.. In addition, the City will continue to fund the Tenant-Based Rental Assistance (TBRA) Program.

TBRA and funds set aside for future affordable housing projects will assist the City with meeting the goals and objectives adopted in the Five-Year Consolidated Plan and Housing Element for the City of National City. The city will also continue collaborating with Community Housing Development Organizations to create affordable housing opportunities.

Actions planned to reduce lead-based paint hazards.

The City will continue to inform residents about lead-based paint's hazards by providing informational pamphlets and information on the City's website. Building inspectors will continue to identify lead-based paint hazards as part of their activities if the complaint's scope allows them into the unit or if it is part of an ongoing investigation. During their inspections, they will inform tenants and property owners of the dangers of lead-based paint. In addition, the City will

continue distributing information on lead hazards' dangers. The City will also continue to attend meetings and training on lead-based paint hazards.

Enforcement of Land Use, Community Appearance and Conservation, Building and Safety, and Housing codes to diminish the proliferation of blight, stabilize property values through property maintenance and upkeep, enhance the community image as a safe and desirable place to reside, and eliminate lead hazards, especially in residential dwelling units.

Actions planned to reduce the number of poverty-level families.

In National City, most residents have experienced housing problems such as cost burden or overcrowding. In addition, the challenges associated with poverty – stress, strained family relationships, substandard housing, lower educational attainment, limited employment skills, unaffordable childcare, and transportation difficulties – make it hard for low-income families to obtain and maintain employment and, therefore, housing and basic needs.

There are many causes of poverty, including low income-earning capability, low educational attainments, job skills, discrimination, and personal limitations (e.g., developmental and physical disabilities, mental illness, drug/alcohol dependency, etc.). However, the two leading causes of poverty are low-income earning capability and low educational attainment or job skills. These top causes can be addressed through programs that combine education and training with individuals' job search preparation.

The City seeks to reduce the number of people living in poverty (extremely low-income households earning less than 30 percent of the AML) by continuing to implement its anti-poverty strategy, which includes providing a number of programs, including housing assistance, supportive services, economic development assistance, and job training opportunities. In addition, the City's anti-poverty strategy includes policies and programs that aim to improve coordination and collaboration among City departments and non-profit agencies that provide health and social services, employment training, legal assistance, and other support services for low-income persons.

Many of the Consolidated Plan programs strive to increase the self-sufficiency of low-income families and reduce households with incomes below the poverty line. The Project Summary Information Table indicates how many households and individuals in the city will be assisted by the anti-poverty strategies of providing more affordable housing and public services.

Actions planned to develop an institutional structure

The City of National City uses a Strategic Plan development process to set institution goals and create efficiencies in the delivery of housing and community services. The Strategic Plan sets out to:

- Establish a long-range vision and direction for the City (Approved by City Council every two years with the budget)
- Ensure everyone is working towards the same goals and objectives
- Assess/adjust the direction of the organization given the current (and changing) environment
- Communicate objectives and initiatives of the organization and provides a basis for the Work Plan

The Strategic Plan's outcome is a comprehensive Work Plan that prioritizes all goals and objectives for the City and provides for implementing changes to the institutional structure better to meet the Strategic Plan's goals and objectives. The Work Plan suggests integrating better

technology to deliver housing and community services, improving public communication, developing strategic partnerships with agencies and services providers, and aggressively seeking grant funds to develop capacity in areas where goals and objectives are not being met.

Actions planned to enhance coordination between public and private housing and social service agencies.

The City maintains a contact list of public and private housing and social service agencies that serve National City. Suppose City staff is aware of any grants, training, or information sessions that may help agencies deliver services more effectively. In that case, the City staff reviews the contact list and forwards notices electronically to service providers. It also posts events and information social service agencies provide on the City's website or social media web pages. In addition, staff attends several local and regional meetings, including service providers, neighboring agencies, and elected officials, to keep abreast of issues impacting the quality of life for National City's low-income residents. Finally, the City maintains a web presence. It is proactive in providing technical assistance throughout the year to assist interested citizens and agencies in understanding and applying for National City's CDBG and HOME funds.

In addition, the City is developing enhancements and strengthening its coordination and consultation processes with other agencies. The agencies include State and local public agencies, the Regional Continuum of Care Council, San Diego Regional Alliance for Fair Housing, the South Region Homelessness Work Group, and Cal Trans to ensure that needed services and funding for homeless and other services are directed to the South County Region and National City residents specifically. The staff has and will continue to consult closely with the RCCC to develop efficiencies in data sharing, collaborate on strategic planning, and encourage providers to coordinate services and efforts. The City will continue to work with these and other agencies and organizations to strengthen coordination, assess gaps in the delivery of services, develop strategies to overcome those gaps, and conduct the Annual Action Plan's goals and objectives.

Program Specific Requirements

AP-90 PROGRAM SPECIFIC REQUIREMENTS – 91.220(L) (1,2,4)

Introduction

The following discusses the other program-specific requirements.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Table. In addition, the following identifies program income available for use included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The number of proceeds from section 108 loan guarantees will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The number of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0

Total Program Income:	0
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Other CDBG Requirements

1. The number of urgent need activities	0
2. The estimated percentage of CDBG funds used for activities that benefit low- and moderate-income persons. Overall Benefit - A consecutive period of one, two, or three years may determine that a minimum overall benefit of 70% of CDBG funds is used to benefit low and moderate-income persons. Specify the years covered that include this Annual Action Plan.	100.0%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

<p>1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:</p> <p>None.</p> <p>2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254 is as follows:</p> <p>In the First-Time Homebuyer program, the principal and accrued interest amounts are not forgiven and must be repaid upon non-owner occupancy or in thirty (30) years.</p> <p>The HOME Note shall accrue simple interest at 3% per annum. Provided, however, in the event Borrower defaults under the terms of this HOME Note, the Deed of Trust, the Declaration, or any other document secured by the Declaration, Deed of Trust, or the Property, then Borrower shall owe Lender the "Default Interest." "Default Interest" means interest accrued from the date of this HOME Note, in an amount equal to ten percent (10%) simple interest per annum.</p> <p>Borrower shall pay principal and all accrued interest (either simple interest or default interest, as the case may be), in one lump sum, to Lender upon the earliest of: (1) a Sale (as defined in Section 5, below); (2) a default after completion of the applicable acceleration procedures outlined in Section 6, below; or (iii) thirty (30) years from the date first written above. Borrower shall make any payments at Lender's offices located at the City of National City Finance Department's office located at 1243 National City Boulevard, National City, California 91950, or other place designated by Lender. Notwithstanding the preceding, in the event of a sale, where the net proceeds available from the sale are less than the amount that would otherwise be due hereunder, the Lender shall be entitled to recapture the net proceeds available from the sale. Net proceeds are the sales price minus repayment of all senior loans and closing costs. "Senior loans" means loans superior to the Deed of Trust. In the event of any Sale which is not a foreclosure or an arms-length transaction. The "sales price" shall be determined by an appraiser holding an MAI designation from the Appraisal Institute with at least five (5) years of experience in the geographic area in which the property is located, selected by the Lender in its sole discretion.</p> <p>In this Action Plan, the city does not propose homebuyer activities.</p> <p>3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:</p>
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National City First-Time Homebuyer Program recaptures the entire amount of the HOME investment from the homeowner upon sale as defined in the Program's Promissory Note during the affordability period.

The definition of "Sale" under the First-Time Homebuyer Program is cited below:

The following shall all be considered transfers or sales of the property. It shall be referred to herein generally as a "Sale": (i) all or any part of the property or any interest in the property is sold, conveyed, or transferred; (ii) if the Borrower is not a natural person and a beneficial interest in Borrower is sold, conveyed or transferred; (iii) all or any part of the property is refinanced or further encumbered, except as otherwise allowed by law; (iv) Borrower does not occupy the property as his, her, or their, primary residence; (v) the leasing of all or any part of the property; (vi) any material breach of this HOME Note, the Declaration, Deed of Trust, or any other agreement or obligation secured by the property; or (vii) the filing of bankruptcy by the Borrower. Notwithstanding the preceding, refinancing the property shall not be considered a default. The Lender provides written consent to the Borrower prior to the refinancing, which consent may be granted or withheld at the sole discretion of the Lender.

In this Action Plan, the city does not propose homebuyer activities.

4. Plans for using HOME funds to refinance existing debt secured by multi-family housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b) are as follows:

None.

Discussion

See above.